

Markup and Rationale of Proposed Text Amendment

Mark-up Categories		
<p><b>Changes to Specific Regulations</b> - These will be identified using the following formatting standards:</p> <p>Black Font - Existing text in Zoning Bylaw 20001</p> <p><del>Strikethrough</del> - Proposed deletion from Zoning Bylaw 20001</p> <p><u>Underline</u> - Proposed addition to Zoning Bylaw 20001</p>		
Small Scale Residential Zone (RS)		
#	Proposed Markup	Rationale
1	<p><b>Entrance Design Regulations</b></p> <p>5.6. <u>Where Multi-unit Housing has a building wall length greater than 12.8 m and fronts onto a Street with an existing or approved sidewalk, each Ground Floor Dwelling along that wall must have an individual entrance with direct ground level access to a Street with an existing or approved sidewalk.</u></p> <p>5.7. Sliding patio doors must not serve as the main entrance of a Dwelling.</p> <p>5.8. Main entrances for Multi-unit Housing must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.</p>	<p>Proposed amendment to require any ground floor dwellings in multi-unit housing to provide an individual entrance with direct access to ground level when a building is longer than 12.8 metres and fronts onto a street with a sidewalk. This is intended to only apply to any multi-unit housing building situated on a lot larger than a typical 50-foot (15.2 metre) wide lot. The 12.8 metre building length accounts for a typical 15.2 metre wide lot minus a minimum total of 2.4 metres for side setbacks. Ground floor dwellings that do not face the street are not required to provide ground level access.</p>

**Small Scale Flex Residential Zone (RSF)**

#	Proposed Markup	Rationale
2	<p><b>Entrance Design Regulations</b></p> <p>5.4 <u>Where Multi-unit Housing has a building wall length greater than 12.8 m fronts onto a Street with an existing or approved sidewalk, each Ground Floor Dwelling along that wall must each have an individual entrance with direct ground level access to a Street with an existing or approved sidewalk.</u></p> <p>5.5. Sliding patio doors must not serve as the main entrance of a Dwelling.</p> <p>5.6. Main entrances for Multi-unit Housing must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of the entrance.</p>	<p>Proposed amendment to require any ground floor dwellings in multi-unit housing to provide an individual entrance with direct access to ground level when a building is longer than 12.8 metres. This is intended to only apply to any multi-unit housing building situated on a lot larger than a typical 50-foot (15.2 metre) wide lot. The 12.8 metre building length accounts for a typical 15.2 metre wide lot minus a minimum total of 2.4 metres for side setbacks. Ground floor dwellings that do not face the street are not required to provide ground level access.</p>

**Small - Medium Scale Transition Residential Zone (RSM)**

3	<p><b>Entrance Design Regulations</b></p> <p>5.3. All principal ground-oriented Dwellings and non-Residential Uses adjacent to a Front or Flanking Side Lot Line must have a main entrance door, porch, or landing facing either the Front or Flanking Side Lot Line, except:</p> <p>5.3.1. this regulation does not apply to Backyard</p>	<p>Proposed amendment to revise this regulation to be consistent with the wording in the RS and RSF Zone.</p> <p>5.4 - This regulation is revised to remove the criterion where this applies for buildings less than</p>
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<p style="text-align: center;"><u>Housing, and Cluster Housing, or Multi-unit Housing.</u></p> <p><del>5.3.2. this regulation does not apply to Cluster Housing or Multi-unit Housing with a building length less than or equal to 30.0 m.</del></p> <p>5.4. All Cluster Housing and Multi-unit Housing principal buildings <del>with a building length less than or equal to 30.0 m,</del> adjacent to a Street must have at least 1 main entrance:</p> <p style="padding-left: 40px;">5.4.1. facing a Street; or</p> <p style="padding-left: 40px;">5.4.2. facing an internal courtyard that is visible from a Street.</p> <p><u>5.5 Where Multi-unit Housing has a building wall length greater than 12.8 m and fronts onto a Street with an existing or approved sidewalk, each Ground Floor Dwelling along that wall must have an individual entrance with direct ground level access to a Street with an existing or approved sidewalk.</u></p> <p>5.6. Sliding patio doors must not serve as the main entrance of a Dwelling.</p> <p>5.7. Main entrances for Multi-unit Housing must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.</p>	<p>30.0 m in length to be consistent in wording with similar regulations found in the RS and RSF Zone.</p> <p>5.5 - This is a new regulation to require any ground floor dwellings in multi-unit housing to provide an individual entrance with direct access to ground level when a building is longer than 12.8 metres. This is intended to only apply to any multi-unit housing building situated on a lot larger than a typical 50-foot (15.2 metre) wide lot. The 12.8 metre building length accounts for a typical 15.2 metre wide lot minus a minimum total of 2.4 metres for side setbacks. Ground floor dwellings that do not face the street are not required to provide ground level access.</p>
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**Medium Scale Residential Zone (RM)**

#	Proposed Markup	Rationale
4	<p><b>Entrance Design Regulations</b></p> <p>5.6. Where:</p> <p>5.6.1. the building length is greater than <del>30.0 m</del><u>12.8 m</u>;</p> <p>5.6.2. the building Facade fronts onto a Street with an existing or approved sidewalk; and</p> <p>5.6.3. the Setback from the Street with an existing or approved sidewalk is 4.5 metres or less,</p> <p>each Ground Floor Dwelling <u>along that Facade</u> must have an individual entrance with direct <u>outsideground level</u> access to a Street with an existing or approved sidewalk.</p>	<p>Proposed amendment revises these regulations to clarify that it applies where buildings are longer than 12.8 metres compared to the existing 30 metres requirement and to clarify that only the ground floor dwellings along that facade are required to provide the individual entrances to face the street.</p>